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**UNITED STATES DISTRICT COURT  
DISTRICT OF NEVADA**

FEDERAL HOME LOAN MORTGAGE  
CORPORATION,

Plaintiff,

vs.

SEQUOIA VILLAGE HOMEOWNERS  
ASSOCIATION; AND NEVADA  
ASSOCIATION SERVICES, INC.,

Defendants.

Case No.: 3:16-cv-00756-HDM-WGC

**ORDER GRANTING  
STIPULATION AND ORDER OF FINAL  
JUDGMENT AND QUIET TITLE**

Plaintiff Federal Home Loan Mortgage Corporation ("Freddie Mac") and defendant Sequoia Village Homeowners Association ("Sequoia"), being the only parties to have appeared in this matter, stipulate as follows:

1. This matter relates to real property located at 1271 Redwood Circle, #2, Gardnerville, Nevada, 89460, APN 1220-16-310-018 (the "Property"). The Property is more specifically described as:

Lot 18, in Building c, as set forth on the map of SEQUOIA VILLAGE TOWNHOUSES 1, filed for record in the office of the County Recorder of Douglas County, Nevada on November 14, 1979, in Book 1179, Page 776, as Document No. 38712, and as corrected by Certificate of Amendment recorded July 14, 1980, as Document No. 46136

APN 1220-16-310-018

1           2.       Freddie Mac is the title holder to the Property pursuant to a Foreclosure Deed recorded in  
2 the Douglas County Recorder's Office against the Property on March 20, 2014 as Document No. 839725  
3 (the "DOT Foreclosure Deed"), which resulted from the foreclosure of a deed of trust recorded against  
4 the Property in the Douglas County Recorder's Office on April 30, 2007 as Document No. 0700150 (the  
5 "Deed of Trust"), which was executed by Norman K. Whitney ("Borrower") to secure a promissory note  
6 in the original amount of \$134,500.00. Freddie Mac has not transferred its interest in the Property and  
7 is still the title holder of record.

8           3.       On January 15, 2014, Sequoia recorded a Foreclosure Deed as Instrument Number 836705  
9 of the Official Records of Douglas County, Nevada (the "HOA Foreclosure Deed"), reflecting that  
10 Sequoia acquired the Property via credit bid at a foreclosure sale of the Property held December 18,  
11 2013 (the "HOA Foreclosure Sale").

12           4.       On December 27, 2016, Freddie Mac initiated a quiet title action against Sequoia and  
13 Nevada Association Services, Inc. in the United States District Court, District of Nevada, Case No. 3:16-  
14 cv-00756 (the "Quiet Title Action").

15           5.       The Parties have entered into a confidential settlement agreement in which they have  
16 settled all claims between them in this case.

17           6.       Among other things in the settlement agreement, Freddie Mac and Sequoia agree that  
18 Sequoia will transfer any and all interest it acquired as a result of the HOA Foreclosure Sale and HOA  
19 Foreclosure Deed to Freddie Mac via a grant, bargain, and sale deed.

20           7.       Among other things in the settlement agreement, Freddie Mac and Sequoia agree that, upon  
21 delivery of the grant, bargain, and sale deed, title to the Property is quieted in Freddie Mac's favor.  
22 Sequoia disclaims all right, title, or interest in the Property as a result of the HOA Foreclosure Sale and  
23 the HOA Foreclosure Deed.

24       //

25       //

26       //

27       //

1 8. Freddie Mac and Sequoia further stipulate and agree that this matter be dismissed in its  
2 entirety with prejudice, with each party to bear its own attorney's fees and costs.

3 Respectfully submitted by:

4 Dated: ~~August~~ <sup>Sept.</sup> 10, 2018.

6 **AKERMAN LLP**

8 /s/ Jamie K. Combs  
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15 *Attorneys for Plaintiff Federal Home  
Loan Mortgage Corporation*

Dated: ~~August~~ <sup>September 6</sup> 6, 2018.

**LEACH KERN GRUCHOW**

8 /s/ Donna A. Zanetti  
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13 *Attorneys for Defendant Sequoia Village  
Homeowners Association*

**ORDER**

Based on the above stipulation between plaintiff Federal Home Loan Mortgage Corporation ("Freddie Mac") and defendant Sequoia Village Homeowners Association ("Sequoia"), the Parties' agreement, and good cause appearing therefore,

**IT IS ORDERED** that title to the real property located 1271 Redwood Circle, #2, Gardnerville, Nevada, 89460, APN 1220-16-310-018 (the "Property") is quieted in favor of Freddie Mac.

**IT IS FURTHER ORDERED** that this constitutes the final Order of this Court, resolving all claims, and that this case is **DISMISSED** in its entirety with prejudice, each party to bear its own fees and costs.

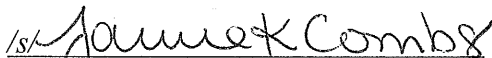
DATED this 10th day of September, 2018.



DISTRICT COURT JUDGE

Respectfully submitted by:

**AKERMAN LLP**



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